

Subsidy Sources	<ul style="list-style-type: none"> Identify additional, new subsidy sources to help produce 0-50% median income units.
Preservation	<ul style="list-style-type: none"> Identify older apartment buildings that have a high priority for preservation—contact owners to determine interest in selling; link with potential nonprofit purchasers.
Land Banking for Affordable Housing	<ul style="list-style-type: none"> Work with major property owners to identify sites for affordable housing —sites needed throughout SLU. Assess City-owned parcels in, or adjacent to, SLU for potential to facilitate affordable housing development.
Family Housing	<ul style="list-style-type: none"> Encourage development of units with 2+ bedrooms. Identify family-supportive uses and amenities: Schools, play areas, childcare, pedestrian amenities— create and promote a family-supportive agenda.
Employers Promoting Living Near Work	<ul style="list-style-type: none"> Involve employers in identifying strategies to promote living near work — create innovative ways for employers to help develop a “live and work” community.
Homeownership	<ul style="list-style-type: none"> Encourage private developer use of incentive programs to create homeownership units.

HOUSING DESIGN

Development in SLU will soon be bringing more jobs and housing; development can be shaped and facilitated to achieve multiple community development objectives. Preserving view corridors, allowing natural light at key street level locations, achieving less bulky/blocky buildings, and encouraging enough residential development to support retail and public transit alternatives will help SLU be a desirable, vibrant neighborhood. Above all, excellent design should be encouraged; diversity in design celebrated. Housing should be built in a sustainable manner that is healthy for residents, uses fewer natural resources, and lowers operating costs and maintenance needs.

Principles

- Explore ways for important design objectives to be met;*
- Consider ways to promote sustainable design to make SLU an attractive place to live and work;*
- Ensure that development to the south and west of SLU is consistent with the vision/goals for the larger Center City area.*

Action Steps

Identify Design Objectives and ways to meet Objectives	<ul style="list-style-type: none"> Identify ways to create view corridors; Identify ways to avoid bulky/boxy buildings; Identify locations in SLU where greater building height could be permitted: <ul style="list-style-type: none"> Residential use only. Structured as bonus, with affordable component. Affordable housing permitted on-site or off-site. Promote use of TDR/Bonus programs to use height to achieve critical public benefits.
Green Building / Sustainability	<ul style="list-style-type: none"> Promote ways to develop housing incentives that also promote green building/sustainable building practices: <ul style="list-style-type: none"> Providing information and technical support to SLU developers important. Must go beyond relying on “best intentions.” Adopt LEED and Built Green certification as basis for requirements or incentives.

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SOUTH LAKE UNION HOUSING

Building a great place to live and work.

Principles & Action Steps

To stimulate housing development and create affordability



LAKEVIEW APARTMENTS



JENSEN



CASA PACIFICA



ALCYONE APARTMENTS



CAROLINA COURT



DEXTER APARTMENTS



Greg Nickels – Mayor of Seattle

Adrienne E. Quinn – Director of Office of Housing

HOUSING LOCATION

Housing should be available throughout all of South Lake Union (SLU), to enable workers to live near their jobs. Residents living in SLU support neighborhood retail uses and are key to making streets attractive and safe for pedestrian movement. Housing is essential to creating and maintaining a “24/7” community offering safety, diversity, and a vital place for living and working.

Principles

1. Allow housing in all areas of SLU—no zone should require special use permits for housing under the Land Use Code--remove Land Use Code provisions that are obstacles to housing development;

2. Encourage housing in mixed-use projects, including retail, along key streets oriented to pedestrian circulation (e.g. walking, street car, other transit);

3. Require ground floor retail only where it is economically viable and where concentration could create a strong retail environment; permit single purpose residential buildings in SLU wherever retail is not required;
4. Encourage the provision of various types of open space or amenities to support and complement housing, with sidewalks and streets supplementing more traditional types of open space (e.g. parks);

5. Provide more flexible parking requirements; examine requirements in light of information about demand; consider shared parking options; consider interim parking options that could be revised once new transportation alternatives become available.

Action Steps

Zone Changes	<ul style="list-style-type: none">Change Industrial Commercial (IC), and single purpose commercial zones (C1 and C2) to Seattle Cascade Mixed (SCM), a zone that allows the mixing of a wide range of uses, including housing.
Other Land Use Code Changes	<ul style="list-style-type: none">Allow flexibility to locate housing or retail at street-level, except on key streets (such as Westlake and Valley) where retail should be required.Identify other key streets where standards would ensure that the street-level of new development is designed to accommodate future retail use.Private open space requirements should meet the needs of residents without being a disincentive or obstacle to new development.Residential lot coverage limits that don't apply to nonresidential development should be removed, similar to the approach in the SCM zone.
Parking	<ul style="list-style-type: none">Reduce or eliminate the residential parking requirement.Consider more flexible non-residential parking requirements in the Neighborhood Business District Project Strategy currently being developed by the Department of Planning and Development.Develop an SLU-wide parking plan that addresses:<ul style="list-style-type: none">FlexibilityParking metering that supports mixed usesShared parking alternativesShort-term vs long-term parking needs

HOUSING DIVERSITY

Housing of varying unit sizes and prices should be available. Housing should, in particular, be affordable to SLU's new workers. Housing should be available within close proximity to jobs to enable workers to live nearby if they desire. It is critical that affordable housing be part of the total housing mix in SLU; achieving affordable housing will require proactive strategies and ongoing attention.

It is also important to note that housing needs to be viewed in a larger context that emphasizes diversity of all types of uses—building community in SLU requires attention to uses like childcare, schools, churches, small grocery stores and community meeting areas. Preserving diversity of current uses is important as new development occurs.

Principles

1. Develop incentives to encourage housing for people with a range of incomes (including projects mixing market rate and income restricted units); explore various mixed income approaches and concepts;

2. Preserve existing housing in older buildings, if possible, to maintain a mix of older and newer housing in SLU;

3. Encourage availability of affordable units throughout the community; working with property owners, identify sites for affordable housing;

4. Encourage a range of housing prices to match the income range of likely segments of the SLU housing market, in particular, workers in the SLU workforce;

5. While market demand will dictate rental vs ownership development and occupancy, a balance of both types of units that approximates the overall City rental vs owner rate is desirable over the long term;

6. Encourage housing projects to include a range of unit sizes, providing for a range of household sizes;

7. Encourage a diversity of housing types, including live-work, ground related and higher density;
8. Encourage housing built in SLU so that workers have the choice of living near work;

9. Develop housing incentive tools/programs that encourage all developers, for-profit and nonprofit, to contribute to a diverse housing stock;

10. Provide bonuses/incentives to encourage voluntary commitments to housing principles and action steps by all developers;

11. Identify proactive steps/strategies to encourage/support family housing in SLU;

12. Encourage employers in SLU to participate in examining and designing strategies to enable and promote employees to live near their work;

13. Allowing flexibility in housing uses is important—provides for changing demand as the neighborhood changes over time.

Action Steps

Affordable Unit Production <ul style="list-style-type: none">Important for units to be available along the entire 0-50 and 51-80% affordable ranges.	<ul style="list-style-type: none">Use Affordable Housing Guidelines to promote production of affordable housing:<ul style="list-style-type: none">Attempt to time availability of affordable housing to construction of market rate housing.Use Comprehensive Plan affordability planning guidelines.Explore full potential for land use code changes to be provided as incentives to stimulate production of housing and produce a full range of affordable units.
Incentive Programs	<ul style="list-style-type: none">Market the readopted Multifamily Property Tax Exemption Program in SLU to help provide affordable units in private developer projects.Provide zoning and other code changes that enhance development potential as incentives that help realize affordability goals through voluntary commitments.Use incentive programs to produce housing affordable within 0-50% median range, as well as the 51-80% median range.

ACTION STEPS CONTINUE ON NEXT PAGE